

HK 7398PG075

TRANSFER
TAX
PAID

WARRANTY DEED
Statutory Short Form

C14942

51-14

We, **W. ARNOLD YASINSKI**, a/k/a **WILLIAM A. YASINSKI, JR.**, and **CYNTHIA A. PARKER**, f/k/a **CYNTHIA P. YASINSKI**, of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **JOSEPH F. LOPES** and **TIFFANY J. LOPES** of Grantham, County of Sullivan, State of New Hampshire, whose mailing address is P. O. 646, Grantham, NH 03753, as joint tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pipe 253.3 feet easterly of the intersection of land now or formerly of Asa R. Clifford on the northerly line of the State Aid Road in Extension of Gilman Street; thence northerly 192 feet to an iron pipe set in the ground and continuing in a straight line for an additional 258 feet to the southerly line of the land now or formerly of Peter Lessan; thence easterly by and along the said southerly line of the land now or formerly of the said Peter Lessan 213.8 feet; thence southerly 458.7 feet to the northerly line of the aforesaid Gilman Street; thence westerly by and along the northerly line of said Gilman Street 216 feet to an iron pipe at the point of beginning.

Subject, however, to the following covenants and restrictions numbered 1 through 7, inclusive:

1. No lot of land shall be sold the dimensions of which are less than 70 feet by 100 feet.
2. No building for the use of more than two families shall be built thereon.
3. The main entrance of any single dwelling or double tenement house built thereon, shall face the street.
4. The front wall of any such building shall be at least 35 feet from the street line, thereby extending a uniform building line 35 feet from said street line.
5. Each building built thereon must provide a space or of least 15 feet on each side of the building to their respective boundary lines.
6. The cost of each main building on these lots shall be at least \$5,000 exclusive of all other buildings, landscaping and any other improvements to the land not directly affixed to the said main building.
7. No part of said property shall be used for any commercial purposes of any kind whatsoever.

Being the same premises conveyed to W. Arnold Yasinski and Cynthia P. Yasinski by Warranty Deed from Richard C. Kuran and Karen L. Kuran dated November 16, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3833, Page 4. Reference is also made to an Abstract of Divorce between William A. Yasinski, Jr., and Cynthia P. Yasinski dated January 18, 2002, and recorded in the Kennebec County Registry of Deeds in Book 6781, Page 246.

WITNESS our hands and seals this 9th day of May, 2003.

37md 238

Signed, Sealed and Delivered
in the presence of:

51-14

William P. Dubord

W. Arnold Yasinski

W. Arnold Yasinski
a/k/a William A. Yasinski, Jr.

William P. Dubord

Cynthia A. Parker

Cynthia A. Parker
f/k/a Cynthia P. Yasinski

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: May 9, 2003

Then personally appeared the above named W. Arnold Yasinski, a/k/a William A. Yasinski, Jr., and acknowledged the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord

Notary Public

Print

Name: _____

WILLIAM P. DUBORD

Attorney At Law

Notary Public

My Commission Expires 6/26/2008

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: May 9, 2003

Then personally appeared the above named Cynthia A. Parker, f/k/a Cynthia P. Yasinski and acknowledged the foregoing instrument to be her free act and deed.

Before me,

William P. Dubord

Notary Public

Print

Name: _____

WILLIAM P. DUBORD

Attorney At Law

Notary Public

My Commission Expires 6/26/2008

RECEIVED KENNEBEC SS.

2003 MAY 13 AM 9:00

ATTEST: Bonny Carter Hillings
REGISTER OF DEEDS